

**WORK MEETING AGENDA OF THE CITY COUNCIL OF LAYTON, UTAH**  
**February 6, 2014 – 5:30 PM**

**Item:**

1. Fiscal Year 2013-2014 Budget Amendment review and set the public hearing
2. Adoption of the 2013 Layton City Municipal Wastewater Planning Program Annual Report - Resolution 14-06
3. Storm Drain Improvements Payback Agreement - Ovation Homes - Cottages at Fairfield Subdivision  
Resolution 14-05 - Fairfield Road and Church Street
4. Development Agreement and Rezone Request (Green and Green) – R-S (Residential Suburban) to PB  
(Professional Office) – Resolution 14-01 and Ordinance 14-01 – 836 South Angel Street

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

This meeting may involve the use of electronic communications for some of the members of the public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.

Notice is hereby given that by motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 1.

**Subject:**

Fiscal Year 2013-2014 Budget Amendment Review and Set the Public Hearing Date

**Background:**

Utah State Code Sections 10-6-127, 10-6-128, 10-6-113 and 10-6-114 provide that amendments may be made to any fund after advertising and holding a public hearing.

A summary of the proposed amendments to the Fiscal Year 2013-2014 budget is attached for the Council's review. After review of the amendments, it is proposed that the Council set a public hearing date of February 20, 2014, and order that notice of the public hearing be published at least seven days prior to the hearing.

On February 20, 2014, the Council should hear all interested persons regarding the amendments prior to adoption.

**Alternatives:**

Alternatives are to 1) Set the public hearing date for February 20, 2014, and order that notice of the public hearing be published at least seven days prior to the hearing; 2) Set the public hearing date for a date specified and order that notice of the public hearing be published at least seven days prior to the hearing; or 3) Do not set a public hearing and remand to Staff with directions.

**Recommendation:**

Staff recommends setting a public hearing for February 20, 2014, and ordering that notice of the public hearing be published at least seven days prior to the hearing.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 2.

**Subject:**

Adoption of the 2013 Layton City Municipal Wastewater Planning Program Annual Report - Resolution 14-06

**Background:**

Resolution 14-06 authorizes the review and adoption of the 2013 Municipal Wastewater Planning Program Annual Report by the Council.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 14-06 accepting the 2013 Wastewater Planning Program Annual Report; 2) Adopt Resolution 14-06 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-06 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 14-06 accepting the 2013 Layton City Municipal Wastewater Planning Program Annual Report and authorize the Mayor to execute the documents.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 3.

**Subject:**

Storm Drain Improvements Payback Agreement - Ovation Homes - Cottages at Fairfield Subdivision  
Resolution 14-05 - Fairfield Road and Church Street

**Background:**

Resolution 14-05 authorizes the execution of an agreement between Layton City and Ovation Homes for a payback of the costs to install storm drain improvements in Church Street. The developer will install the storm drain improvements in Church Street, northeast of Fairfield Road, with the construction of the Cottages at Fairfield Subdivision.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 14-05 approving the storm drain improvements payback agreement; 2) Adopt Resolution 14-05 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-05 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 14-05 approving the storm drain improvements payback agreement and authorize the Mayor to execute the agreement.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 4.

**Subject:**

Development Agreement and Rezone Request (Green and Green) - R-S (Residential Suburban) to PB (Professional Office) - Resolution 14-01 and Ordinance 14-01 - 836 South Angel Street

**Background:**

On December 19, 2013, the Council held and closed the public hearing and directed that a joint work meeting with the Planning Commission be scheduled to review this rezone proposal. The joint work meeting with the Planning Commission occurred on January 16, 2014. The attached Development Agreement includes the addition of a 7,500 square foot maximum footprint for the proposed office building.

The property proposed for rezone from R-S to PB contains 0.79 acres located on the west side of Angel Street at 836 South. The subject property is located at the southwest corner of the intersection of Angel Street and Layton Parkway and consists of two lots (815 and 816) in Phase 8 of the Roberts Farms Subdivision (see attached Phase 8 subdivision plat). Phase 8 is currently under construction together with the extension of Layton Parkway. Subject to zoning approval, the applicant will combine the two building lots to create one parcel for a professional office building that fronts onto Angel Street.

The rezone area is surrounded by R-S (Residential Suburban) zoning on all four sides with an area of unincorporated county located further east of Angel Street.

In August, the Council tabled this rezone request to a date certain of October 3, 2013. As the October public hearing approached, the applicant requested that the public hearing be postponed to the November 21, 2013, Council meeting. At the November 21, 2013, meeting, Staff presented additional information regarding Angel Street improvements to address various safety-related issues as requested in the original motion to table the rezone request.

On November 21, 2013, the Council tabled this rezone to a date certain of December 19, 2013. The Council's motion to table the rezone request to December 19th left the public hearing open but limited to the review of three specific issues mentioned in the motion. The three specific issues were:

1. Provide additional time to review and digest the traffic studies;
2. Determine additional details about the dental practice and site/building design that can be incorporated into the Development Agreement; and
3. Conduct a meeting with Ed Green and the citizen group.

Additional information regarding the details of these three specific issues is provided in the Staff Report for this agenda item.

**Alternatives:**

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 14-01 approving the Development

Agreement; 2) Adopt Resolution 14-01 approving the Development Agreement with any amendments or modifications the Council deems appropriate; or 3) Not adopt Resolution 14-01 denying the Development Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 14-01 approving the rezone request from R-S to PB based on consistency with General Plan recommendations; or 2) Not adopt Ordinance 14-01 denying the rezone request from R-S to PB.

**Recommendation:**

The Planning Commission recommends the Council adopt Resolution 14-01 approving the Development Agreement and adopt Ordinance 14-01 approving the rezone request from R-S to PB based on consistency with General Plan recommendations.

Staff supports the recommendation of the Planning Commission.